



6 Vaughton Hill, Deepcar, S36 2SW
£299,995

PROPERTY
PERSPECTIVE

The Property Perspective

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Part Exchange Available* - Ask for more information

We are delighted to offer for sale this extended and much improved period cottage located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property offers a sympathetic mix of period features with modern fittings. There is a modern kitchen with appliances plus modern bathroom and shower room. Items of note include wood burning stove, 2 sets of patio doors to rear and built in wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with carpets, curtains and blinds included as fitted.

To the ground floor is an entrance porch, lounge, dining room, kitchen, inner hall, games room, further reception room and 4 piece family bathroom. There are 4 well proportioned bedrooms plus a shower room off the first floor landing.

The property benefits from private low maintenance gardens to the rear with external tap. There is a hot tub located in a summer house included in the sale. There are 2 parking passes for the property.

Tenure - Freehold
Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance Porch

With vinyl flooring.

Lounge 13'9"(max) x 12'10"(max) (4.20m(max) x 3.93m(max))

With window seat and fitted carpets.

Dining Room 15'6"(max) x 13'4"(max) (4.74m(max) x 4.07m(max))

Having wood burning stove, laminate flooring and blind.

Kitchen 15'10" x 7'3" (4.85m x 2.22m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With double oven, hob, hood and American fridge freezer. With recessed spot lights and vinyl flooring.

Inner Hall

With fitted flooring. Access to store.

Games Room 13'4" x 11'2" (4.08m x 3.41m)

With patio doors to rear.

Further Reception Room 13'3" x 10'10" (4.04m x 3.32m)

With carpets, blinds and patio doors. Currently being used as a bedroom.

Bathroom 8'8" x 8'1" (2.65m x 2.48m)

Having a modern 4 piece suite with bath and shower plus vanity basin, feature radiator, tiling and floor tiling

FIRST FLOOR

Bedroom 1 15'5"(max) x 13'5"(max) (4.71m(max) x 4.11m(max))

With built in wardrobes, carpets and blinds.

Bedroom 2 13'10" x 12'9" (4.23m x 3.90m)

With carpets and curtains.

Bedroom 3 12'5" x 8'3" (3.80m x 2.52m)

With carpets and blinds.

Bedroom 4 7'5" x 7'3" (2.27m x 2.21m)

With laminate flooring and blinds.

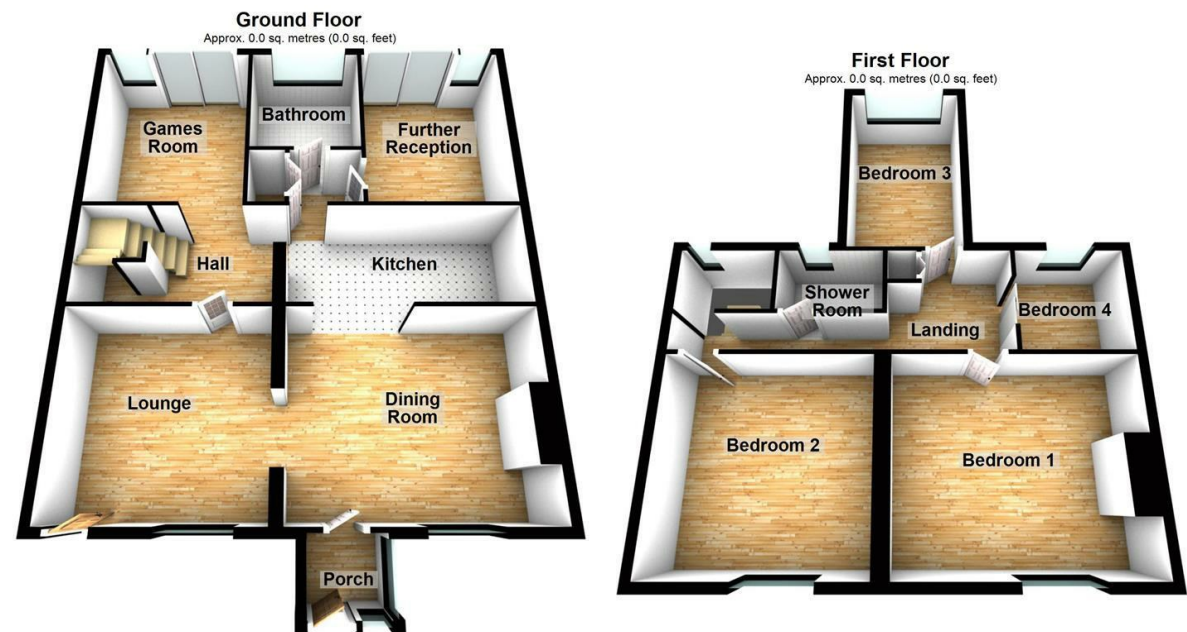
Shower Room 7'3" x 4'3" (2.23m x 1.31m)

Having modern white sanitary ware with vanity basin, wall boards and ladder radiator.

EXTERNAL

The property benefits from private low maintenance gardens to the rear with external tap. There is a hot tub located in a summer house included in the sale. There are 2 parking passes for the property.

* Subject to terms, conditions, valuation and price differential



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.